



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES DECEMBER 11, 2015

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Co-Chairman, David Worley at 8:33 a.m. on Friday, December 11, 2015 in the Fulshear City Hall located at 30603 FM 1093, Fulshear Texas and all citizens were welcomed.

Members Present:

Harold Collins

Bill Heede

Amy Pearce

David Worley, Co-Chairman

Members Absent:

Derek Einkauf, Chairman

Ira Leary

Darryl Royer

City Staff Present:

D. (Diana) Gordon Offord, City Secretary

Michelle Killebrew, Building Official

David Leyendecker, City Engineer

Others Present:

Trey DeViller

John LeBourhis

Gerald Grissom

Trent Vacek

And nine others who did not sign in

2. Quorum

Co-Chairman, David Worley, announced that a quorum was present.

3. Citizen's Comments

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Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizen's Comments.

4. Consideration and possible action to approve minutes from November 6, 2015 meeting

A motion was made by Planning and Zoning Member Heede to approve minutes from November 6, 2015 as presented. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Heede, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Leary, and Royer

5. Consider and possible action on Jordan Ranch Master Sign Plan

Co-Chairman Worley announced that this item would be tabled. There was some discussion among the members as to the time frame for this item being placed on future agenda, what additional information would be included, and how the permit staff would monitor for compliance (for example: length certain signs could be active-temporary signs, etc.), does it apply to all developers. A short question and answer period took place approximately for five minutes. No action was taken on this item.

6. Consider and possible action on St. Faustina Catholic Church/CCR Section 2/Final Plat

A motion was made by Planning and Zoning Member Heede to approve St. Faustina Catholic Church at Cross Creek Ranch Section 2 Final Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Heede, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Leary, and Royer

7. Consider and possible action on Cross Creek Bend Lane Extension No. 9/ Final Plat

David Leyendecker, City Engineer, stated he received the changes late yesterday and he recommends approval.

A motion was made by Planning and Zoning Member Collins to approve Cross Creek Bend Lane Extension No. 9/Final Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Heede, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Leary, and Royer

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8. Consider and possible action on Creek Cove at Cross Creek Ranch Section 10/ Final Plat

David Leyendecker, City Engineer, stated he received all the corrections on yesterday and recommends approval.

A motion was made by Planning and Zoning Member Heede to approve Creek Cove at Cross Creek Ranch Section 10/Final Plat. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Heede, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Leary, and Royer

9. Consider and possible action on Fulbrook on Fulshear Creek Section 11/Revised/ Preliminary Plat

David Leyendecker, City Engineer, stated there are two minor issues: 1) two reserves that has pipelines need to be identified and 2) two easement need to be identified and he would recommend approval since it is a preliminary plat.

A motion was made by Planning and Zoning Member Pearce to approve Fulbrook on Fulshear Creek Section 11/Revised Preliminary Plat subject to the changes stated by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Heede, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Leary, and Royer

10. Consider and possible action on Offices at Firethorne- Preliminary Plat

David Leyendecker, City Engineer, stated a meeting was held with the City Attorney regarding this plat and it does not meet the City ordinances so he recommends denial.

A motion was made by Planning and Zoning Member Collins to deny Offices at Firethorne Preliminary Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Heede, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Leary, and Royer

11. Consider and possible action on Rosedale Kiddos Ranch Day Care Center/Preliminary Plat

David Leyendecker, City Engineer, states he recommends denial of the plat. He stated it has lots of problems and he met with the surveyor yesterday and this is his first plat submittal. Mr.

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Leyendecker stated he met with him on yesterday and attempted to get him pointed in the right direction. (this was the surveyor second attempt)

A motion was made by Planning and Zoning Member Collins to deny RoseDale Kiddos Day Care Center Preliminary Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Heede, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Leary, and Royer

Planning and Zoning Commission **Addendum to Regular Planning and Zoning Commission**

Friday, December 11, 2015

8:30 a.m..

City Hall- 30603 F.M. 1093

In addition to the items listed on the Planning and Zoning Commission Agenda to be held at the date, time, and place referenced above, the following item will also be considered:

12. Consider and possible action on Fulshear Professional Park/ Replat/ Preliminary Plat/ 8043 FM 359

David Leyendecker, City Engineer, recommends denial. He stated that these two buildings were built together: water system, drainage, electrical. Now the developer is attempting to subdivide. He stated major hurdles have to be overcome and recommends developer set up a meeting with city staff.

A motion was made by Planning and Zoning Member Pearce to deny Fulshear Professional Park/Replat/Preliminary Plat/8043 FM 359. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Heede, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Leary, and Royer

13. Adjournment

A motion was made by Planning and Zoning Member Pearce to adjourn. It was second by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Collins, Heede, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Einkauf, Leary, and Royer